

Bloc
17 Marble St.
Manchester
M2 3AW
Tel: 0161 638 9211
enquiries@mosaictownplanning.co.uk



mosaic
town planning

Planning Department
Fylde Borough Council
Town Hall
Lytham St. Annes
FY8 1LW

17 August 2021

Dear Sir/Madam,

Planning Application for the Erection of 65 Affordable Dwellings at Cropper Road

This letter is to accompany a full application for 65 affordable dwellings submitted by Breck Homes with Eden Land and Development.

I would like to draw your attention to paragraph 2.6 of the Planning Statement, which confirms that the application seeks a flexible mix of tenure for the 100% affordable scheme, between affordable rent, rent to buy and shared ownership. The Statement provides a draft planning condition to provide a means by which this will be agreed with the Council.

Such flexibility is in accordance with the approach of Homes England and is evidently now favoured by the Council, as referred to in paragraph 5.19 of the Planning Statement.

The reason for drawing this to your attention is that it is necessary to provide actual numbers of dwellings for either 'Social, Affordable or Intermediate Rent' or 'Affordable Home Ownership' in order to complete the planning application form.

In any case, it is common for the affordable tenures shown on planning application forms to be subject to negotiation, so that the agreed balance of tenures differs from that initially shown.

Therefore, please treat the 50% split shown between affordable tenures as only indicative and not basis for determining the application.

Yours Sincerely,

Paul Williams
Director

paul@mosaictownplanning.co.uk

Mobile: 07825 614 919